

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 01035

DATE: February 22, 2002

PROPOSAL: A final plat consisting of three lots with outlots for private roadways, open space, and future development.

LAND AREA: 134 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat and meets the requirements of the Subdivision Ordinance.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 58, Lot 84, Lot 85, Lot 87 and Lot 93, and the remaining portion of Lots 94 and 95, Irregular Tracts, a portion of vacated Nebraska Department of Roads right-of-way, and a portion of vacated South 91st Street right-of-way, all located in Section 23, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska.

LOCATION: S. 84th Street & Highway 2

APPLICANT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 474-6311

OWNERS: Eiger Corporation
R. R. #1 - Box 93A
Lincoln, NE 68301

Realty Trust Group

City of Lincoln (water tower property)

CONTACT: Michael Johnson - Olsson Associates

EXISTING ZONING: B-5 Planned Regional Business District

EXISTING LAND USE: Vacant. There is an existing City water storage tank on the site.

This tank is to be abandoned per the annexation agreement for the area.

SURROUNDING LAND USE AND ZONING:

North: AG	Fields
South: AG and AGR	Acreages and fields
East: R-3	Fields
West: AGR	Acreages

HISTORY: City Council accepted Planning Commission's approval of the Appian Way Preliminary Plat on November 5, 2001.

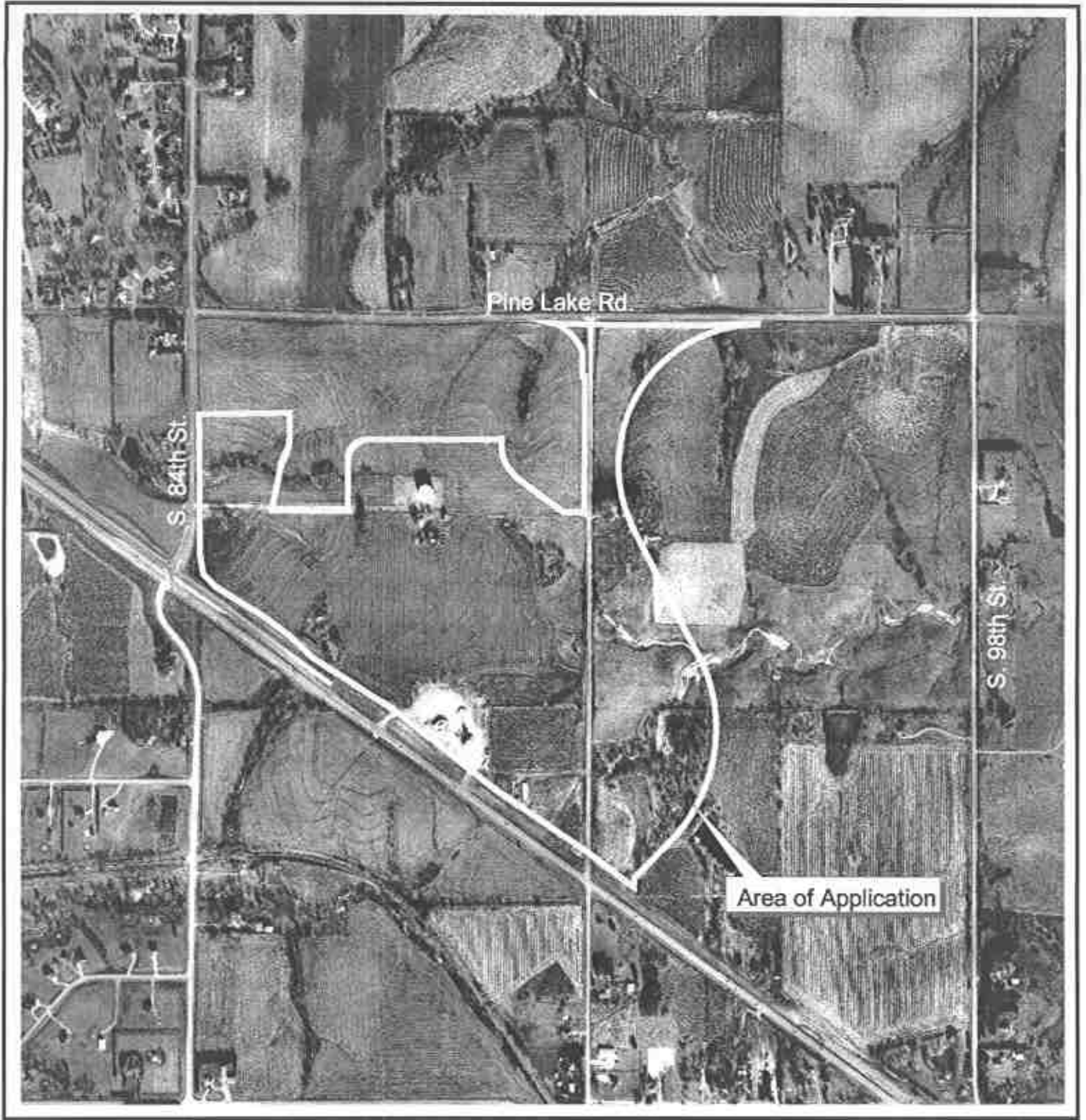
UTILITIES: To be provided with this plat. City sewer and water.

TRAFFIC ANALYSIS: S. 84th Street and Nebraska Highway 2 are classified as principal arterials. In the future, S. 91st Street is classified as a minor arterial.

ANALYSIS:

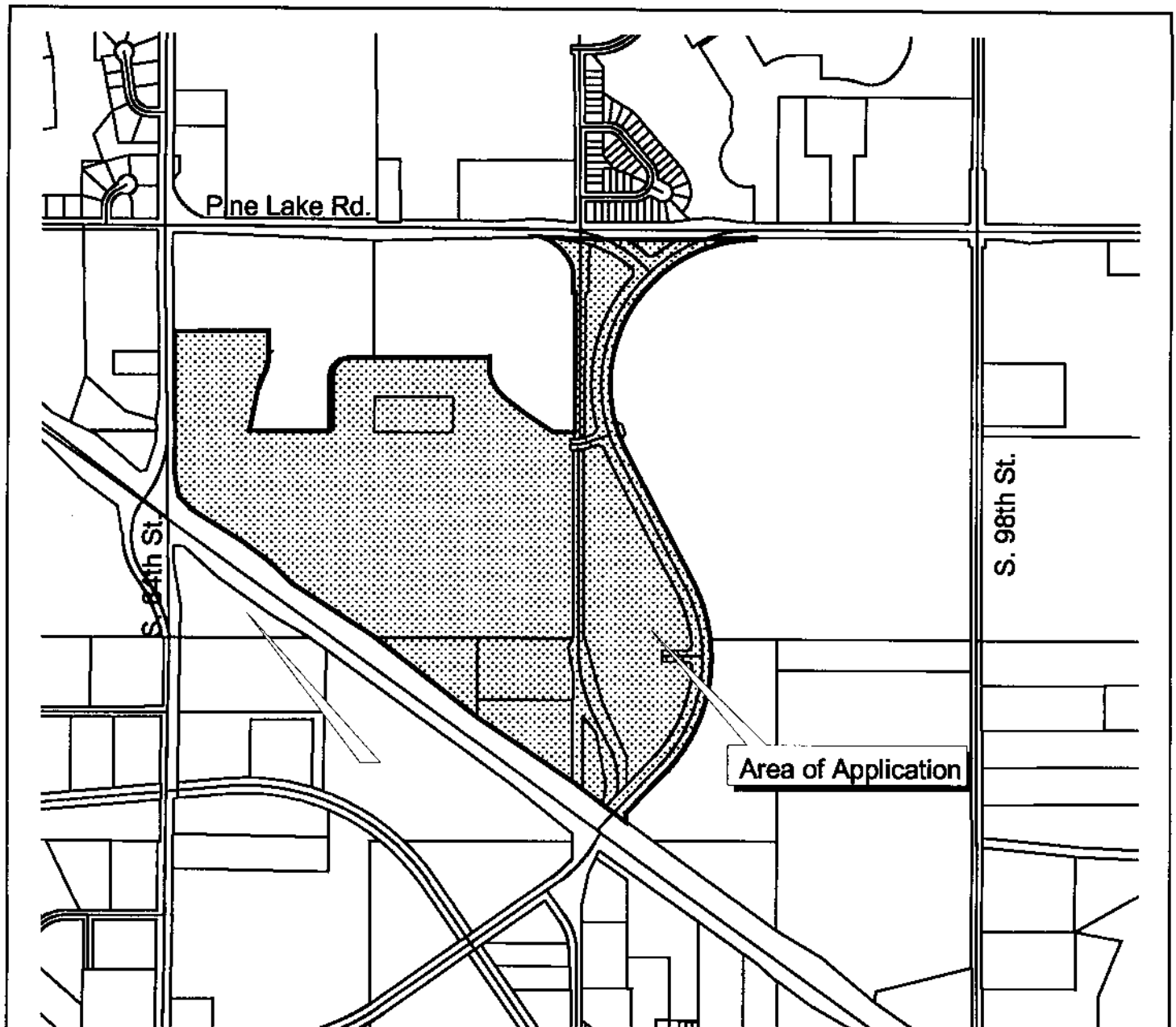
1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, and sanitary sewer. Sureties have been accepted for the completion of sidewalks, paving of private roadways, drainage facilities, private street lights, street trees, landscape screen, street name signs, and permanent markers.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Jason Reynolds
Planner



Final Plat #01035
Appian Way Add.
S. 84th & HWY #2





Final Plat #01035
Appian Way Add.
S. 84th & HWY #2

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 23 T9N R7E

